163.0	0001	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	803,100 / 803,100
					USE VALUE:	803,100 / 803,100
					ASSESSED:	803,100 / 803,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LAIKHTER ANDREI & NATALIA
Owner 2:	
Owner 3:	
Street 1:	36 OAKLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LA MACCHIO RICHARD & ROBERT -
Owner 2:	-
Street 1:	36 OAKLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .189 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Aluminum Exterior and 1880 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8238.000	336,100		467,000	803,100
Total Card	0.189	336,100		467,000	803,100
Total Parcel	0.189	336,100		467,000	803,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 427.18 | /Parcel: 427.18

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 108314

GIS Ref

GIS Ref

Insp Date 06/01/18

!12677!

PREVIOUS ASSESSMENT

Parcel ID: 163.0-0001-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	336,100	0	8,238.	467,000	803,100		Year end	12/23/2021
2021	101	FV	325,600	0	8,238.	467,000	792,600		Year End Roll	12/10/2020
2020	101	FV	325,700	0	8,238.	467,000	792,700	792,700	Year End Roll	12/18/2019
2019	101	FV	247,600	0	8,238.	467,000	714,600	714,600	Year End Roll	1/3/2019
2018	101	FV	208,500	0	8,238.	413,600	622,100	622,100	Year End Roll	12/20/2017
2017	101	FV	208,500	0	8,238.	346,900	555,400	555,400	Year End Roll	1/3/2017
2016	101	FV	208,500	0	8,238.	346,900	555,400	555,400	Year End	1/4/2016
2015	101	FV	203,300	0	8,238.	300,200	503,500	503,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:22:42

LAST REV

Date	Time
10/26/20	10:03:22
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12677

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LA MACCHIO RICH	59860-36		8/28/2012		465,000	No	No		
LA MACCHIO EDIT	30391-401		7/6/1999	Family	1	No	No		N

USER DEFINED

Prior Id # 1:	108314
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/8/2020	757	Wood Dec	34,390	O				
4/11/2014	340	Redo Kit	10,000					
11/7/2012	1462	Addition	88,750	C				
9/21/2004	901	Re-Roof	3,000					PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
6/1/2018	MEAS&NOTICE	BS	Barbara S
4/11/2014	Info Fm Prmt	PC	PHIL C
4/30/2013	Info Fm Prmt	EMK	Ellen K
10/27/2008	Meas/Inspect	189	PATRIOT
12/2/1999	Meas/Inspect	267	PATRIOT
7/16/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8238		Sq. Ft.	Site		0	70.	0.81	8									466,997						467,000	

Total AC/HA:	0.18912	Total SF/SM:	8238	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	466,997	Spl Credit		Total:	467,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	8 - Brick Veneer	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.20851064
Const Adj.:	0.98598069
Adj $ / SQ:	154.904
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	412917
Depreciation:	76803
Depreciated Total:	336115

COMMENTS

OF=TOILET FFL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

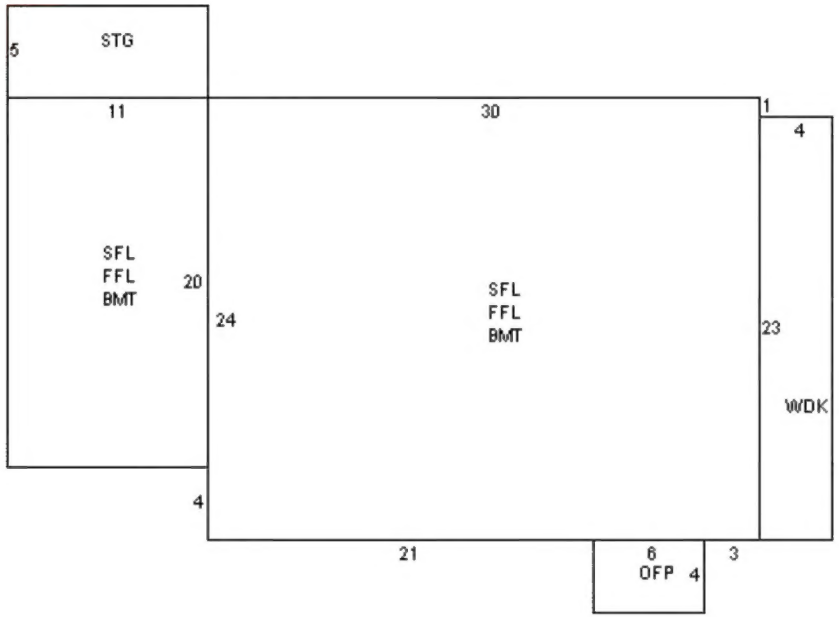
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	154.90
Special Features:	0	Val/Su Net:	112.37
Final Total:	336100	Val/Su SzAd	178.78

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	940	46.470	43,683
FFL	First Floor	940	154.900	145,610
SFL	Second Floor	940	154.900	145,610
WDK	Deck	92	15.780	1,451
STG	Storage	55	9.500	523
OFP	Open Porch	24	43.380	1,041

Net Sketched Area:	2,991			Total:	337,918
Size Ad	1880	Gross Area	2991	FinArea	1880

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

163.0-0001-0006.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	